

Palm Club West Village I Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
Clubhouse
West Palm Beach, Florida
April 26th, 2018

APPROVED MINUTES

The Meeting was called to order at 6:30 pm by Robert Dedrick.

Directors Present: Jeff Gorfido, Robert Dedrick and David Rogers.

Management Present: Jim Schmidt, LCAM

Residents present 16

Minutes: The minutes from the February 22nd, 2018 Board of Directors Meeting were reviewed

MOTION: David Rogers made a motion seconded by Jeff Gorfido to approve the minutes as amended.
The motion carried 3-0.

Treasurer's Report: David Rogers gave the Treasurer's Report

MOTION: Jeff Gorfido made a motion seconded by Robert Dedrick to accept Treasurer's Report
The motion carried 3-0.

MOTION: David Rogers made a motion seconded by Robert Dedrick to transfer \$190,169.11 from Reserves to reimburse the Operating Account for the Satellite Project expenses from prior years
Money will come from the following accounts \$177,307.04 Reserve Recreation and Exterior, \$8,085.27 from Reserve Interest and \$4,776.80 from Reserve Contingency.
The motion carried 3-0.

Manager's Report: Read by Jim Schmidt LCAM

MOTION: David Rogers made a motion seconded by Jeff Gorfido to accept the Manager's Report.
The motion carried 3-0.

Old Business: None

New Business:

Board Resignations/ Board Positions: Two Board members, Margaret Tuman and Arnie Sen submitted letters of resignation from the Board. Robert Dedrick announced the two new appointed Board members Greg May and Richard Herrera. The Board held a quick organizational Meeting and the new Board positions were announced.

President: Jeff Gorfido

Vice-President: Robert Dedrick

Secretary: David Rogers

Treasurer: Greg May

Director: Richard Herrera

Annual Tree Trimming: Board reviewed a bid from Duffy's Tree Service. Tabled until more bids are received.

Repairs Building 102 and 108: Proposals were presented from Coastal Concrete to reroute the gutters and repair the exterior of the buildings at the B units. Cost is \$850.00 per unit.

MOTION: Robert Dedrick made a motion seconded by David Rogers to approve the work.
The motion carried 5-0

Association Lawyer: Jeff Gorfido informed the Board that Lora Howe the Association lawyer was retiring at the end of the month. Jeff Gorfido mentioned how pleased we had been with Lora Howe and how she had substantially reduced the Accounts Receivables
Property Manager will set up appointments with new lawyers for the Board to interview.

Cameras: Board reviewed a bid from Celerity for \$1,817.17 to install three new cameras on the property. Cameras will be installed on buildings 112,125 and 118.

MOTION: Robert Dedrick made a motion seconded by Greg May to accept bid.
The motion carried 5-0.

Educational Workshops for Residents: David Rogers spoke about holding educational workshops for the residents. Tentative dates would be in the fall. David Rogers asked residents to submit ideas.

Approval of Fines: Property Manager provided a list to the Board of units which had been cited for violations and not corrected the issues.

111-B2 Screen, 111-F1 Screen, 111-H2 Items on Patio, 112-D1 Growth on patio, 113-G2 Items on patio, 114-C3 Items on patio, 115-C1 Screen, 116-B1 Items on Patio, 116-F1 Screen, 116-F1 Blinds, 118-C! Screen, 120-D1 Plywood on patio, 121-C1 Screen, 122-D2 Items on patio, 123-A2 Items on patio, 124-C1 Items on patio, 124-D1 Grill

MOTION: David Rogers made a motion seconded by Robert Dedrick to proceed with intent to fine letters.

The motion carried 5-0.

Landscaping: John Aaron submitted a bid for routine fertilizing of grass and bushes. Bid for \$1800.00 was approved for fertilizing grass. Property Manager will go over the bushes that have died on a building by building basis with landscaper before any fertilizing is done.

MOTION: Greg May made a motion seconded by Robert Dedrick to fertilize grass.
The motion carried 5-0.

There being no further business the meeting was adjourned at 7:25 p.m.

MOTION: David Rogers made a motion seconded by Robert Dedrick to adjourn
The motion carried 5-0.

Respectfully submitted by: _____ Palm Club West Village 1 COA

Resident Input followed the meeting.